

ZONING

290 Attachment 3

EMERSON		Zones Permitted & Permitted Sign Area in Square Feet					Sign Height (top of the panel, logo or letter as delineated in Diagram 3)					Setback from Property Line in Feet					Number of Signs								
		Residential	LB	CBD/MFRAH	RC	IM	Residential	LB	CBD/MFRAH	RC	IM	Residential	LB	CBD/MFRAH	RC	IM	Residential	LB	CBD/MFRAH	RC	IM				
Building Mounted Signs																									
W1	Wall	10" X18"	1.5 SF/blg ft or 24 SF (retail, office, lab, commercial)	1.5 SF/blg ft or 24 SF (retail use only)	1.5 SF/blg ft or 24 SF (retail use only)	1.5 SF/blg ft or 24 SF (retail use only)															1 on principal front façade; 2 if corner lot for one use; for multiple uses, 1 for each use of building				
W2	Projection				2 SF	2 SF			7 FT (from base of door)	7 FT (from base of door)												1	1		
W3	Canopy								7 FT (from base of door)	7 FT (from base of door)	7 FT (from base of door)	7 FT (from base of door)										2	2	2	
W4	Window			20%	20%	20%	20%		2 FT	2 FT	2 FT	2 FT										2	2	2	
W5	Tenant directory (not included in ground/façade calculations)			8 SF	8 SF	8 SF	8 SF															1	1	1	
W6	Entrance/Exit			2'X1'	2'X1'	2'X1'	2'X1'		4 FT (GL)	4 FT (GL)	4 FT (GL)	4 FT (GL)		No Required Setback	No Required Setback	No Required Setback	No Required Setback					1	1	1	
W7	Nameplate			1 SF	1 SF	1 SF	1 SF															1	1	1	
W8	Home Occupation		10" X18" (as part of nameplate)																			1 sign per dwelling			
W9	Institutional			20 SF	24 SF; max length 6 1/2 FT	24 SF; max length 6 1/2 FT	24 SF; max length 6 1/2 FT	24 SF; max length 6 1/2 FT														1			
Total Maximum Per Tenant																					1	3	4	3	3
Ground Signs⁴																									
F1	Freestanding	12 SF	18 SF	18 SF	18 SF	18 SF		6 FT (avg grade to topof sign)	6 FT (avg grade to topof sign)	6 FT (avg grade to topof sign)	6 FT (avg grade to topof sign)		10 FT	10 FT	10 FT	10 FT					1 per bldg (double-faced)	1 per bldg (double-faced)	1 per bldg (double-faced)	1 per bldg (double-faced)	
F2	Multi-Panel Freestanding			18 SF	18 SF	18 SF	18 SF		6 FT (avg grade to topof sign)	6 FT (avg grade to topof sign)	6 FT (avg grade to topof sign)	6 FT (avg grade to topof sign)		10 FT	10 FT	10 FT	10 FT					1 per bldg (double-faced)	1 per bldg (double-faced)	1 per bldg (double-faced)	1 per bldg (double-faced)
F3	Monument			18 SF	18 SF	18 SF	18 SF		6 FT (avg grade to topof sign)	6 FT (avg grade to topof sign)	6 FT (avg grade to topof sign)	6 FT (avg grade to topof sign)		10 FT	10 FT	10 FT	10 FT					1 per bldg (double-faced)	1 per bldg (double-faced)	1 per bldg (double-faced)	1 per bldg (double-faced)
F4	Tenant Directory (not included in ground/façade calculations)			8 SF	8 SF	8 SF	8 SF		6 FT (avg grade to topof sign)	6 FT (avg grade to topof sign)	6 FT (avg grade to topof sign)	6 FT (avg grade to topof sign)		10 FT	10 FT	10 FT	10 FT					1 per bldg (double-faced)	1 per bldg (double-faced)	1 per bldg (double-faced)	1 per bldg (double-faced)
F5	Exit/Entrance (not included in ground/façade calculations)			2'X1'	2'X1'	2'X1'	2'X1'		4 FT (GL)	4 FT (GL)	4 FT (GL)	4 FT (GL)		No Required Setback	No Required Setback	No Required Setback	No Required Setback					1 per bldg (double-faced)	1 per bldg (double-faced)	1 per bldg (double-faced)	1 per bldg (double-faced)
F6	Freestanding Institutional			20 SF	20 SF	20 SF	20 SF															1 per property or 2 total if 2 street frontages			
Temporary Signs																									
T1	Temporary banner			100 SF	100 SF	100 SF																			
T2	Window	6 SF	24 SF	24 SF	24 SF	24 SF							Not Applicable				1 Sale/Rental Sign per property	1 at principal entrance to advertise during construction							
T3	Ground		24 SF	24 SF	24 SF	24 SF							10 FT												
Total Maximum Per Tenant			2	3	2	2																			

☐ = not permitted or not applicable

¹ each tenant may have a combination of these signs as long as they comply with the maximum number of signs set forth herein.

² permitted combined total area for all signage on each canopy, including logos.

³ maximum of two wall signs per tenant. If one tenant occupies a space with more than 50 feet in length, than the sign on that façade may have an area that is 1.3 times what is permitted in the zone as long as no other wall sign is located on that same façade.

⁴ each site may either have an F1, F2 or F3 sign, and in no case may have a combination of these signs.